

**From:** [Wiley, Daniel](#)  
**To:** [Loney, Natalie](#); [Shore, Berry](#); [Tsiamis, Christos](#); [Carr, Brian](#); [Mugdan, Walter](#)  
**Cc:** ["Dan Wiley \(wileydani@gmail.com\)"](#)  
**Subject:** Alloy & DEP tank at CAG FW: 234 Butler Meeting Follow-up  
**Date:** Tuesday, December 01, 2015 6:11:38 PM

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Hey guys, I know it will be just Natalie tonight's CAG meeting.

Sorry we won't get treated to a full EPA – DEP technical counterpoint discussion following an Alloy presentation, but understand you need to soberly review and consider that proposal out of the limelight so to speak.

Thought I'd share with you my notes and correspondence with Alloy and exchange with Commissioner Lloyd from the Paedergat field trip below.

BTW Nydia just cares that the cleanup remedy is the best, most efficient and timely possible.

On my way to CAG now. It will be interesting to see what else rises to the surface, but of course less interesting without you guys there.

See you soon Nat,

Dan

**Dan Wiley | Community Coordinator | Congresswoman Nydia Velázquez**

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**From:** Wiley, Daniel

**Sent:** Monday, November 23, 2015 4:48 PM

**To:** 'David McCarty'; 'Brad Cooke'

**Cc:** 'JGreenberg@kasirerconsulting.com'; 'sanitationrepair@aol.com'; 'Jared Della Valle'; 'AJ Pires'

**Subject:** RE: 234 Butler Meeting Follow-up

Thanks for the clarification. Looks like the consensus at the CAG is for you to present/discuss...Doug should be getting back to you with invitation.

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**From:** David McCarty [<mailto:dmccarty@alloyllc.com>]

**Sent:** Monday, November 23, 2015 3:36 PM

**To:** Wiley, Daniel; Brad Cooke

**Cc:** 'JGreenberg@kasirerconsulting.com'; 'sanitationrepair@aol.com'; Jared Della Valle; AJ Pires

**Subject:** RE: 234 Butler Meeting Follow-up

Not a problem, Dan.

Each site (234 Butler and 242 Nevins) is about 50K SF (100K SF total). We'd talked about a ~20K SF donation on each site (~40K total). DEP is saying a head house would result in permanent loss of ~25K SF of land.

David McCarty

**Alloy**

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**From:** Wiley, Daniel [<mailto:Daniel.Wiley@mail.house.gov>]

**Sent:** Monday, November 23, 2015 1:21 PM

**To:** David McCarty; Brad Cooke

**Cc:** 'JGreenberg@kasirerconsulting.com'; 'sanitationrepair@aol.com'; Jared Della Valle; AJ Pires

**Subject:** RE: 234 Butler Meeting Follow-up

Sorry of course that would be like Brooklyn Bridge Park scale. I was typing too fast, and meant roughly 60k Square Feet, but 60k isn't right either now looking at my notes and the map (don't know where the 60 came into my head) as it's more like half that. Remind me roughly how many SF the two parcels are. Or had you figured that out yet?

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**From:** David McCarty [<mailto:dmccarty@alloyllc.com>]

**Sent:** Monday, November 23, 2015 12:56 PM

**To:** Wiley, Daniel; Brad Cooke

**Cc:** 'JGreenberg@kasirerconsulting.com'; 'sanitationrepair@aol.com'; Jared Della Valle; AJ Pires

**Subject:** RE: 234 Butler Meeting Follow-up

Dan,

Thanks for the notes. I'm not sure I'm following your reference to 60 acres. Maybe you meant 0.6 acres?

It's unusual that DEP expressed skepticism about the project's financial viability; they haven't raised the issue with us. Developing an as-of-right commercial building is certainly our intention, and we obviously think the finances work. We're happy to discuss the business case in more detail, but making the numbers work on the development is really our challenge, not the city's and not the community's. The 234 Butler land donation we've proposed is not contingent on a residential rezoning. We'd donate the land, the city would own it, map it as parkland, and turn it into a park/pool. The development would be our problem to solve (which we obviously think we can). The landowner for 242 Nevins has said he is committed to donating, but to my knowledge, DEP hasn't reached out to him to discuss. We'd love to help facilitate this, but haven't heard anything from DEP since our first meeting with them on 11/12.

Hopefully we will be asked to present on Dec 1 at the CAG meeting. We're excited to share our idea with the community and see if it resonates.

Best,

David McCarty

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**From:** Wiley, Daniel [<mailto:Daniel.Wiley@mail.house.gov>]

**Sent:** Monday, November 23, 2015 12:31 PM

**To:** David McCarty; Brad Cooke

**Cc:** 'JGreenberg@kasirerconsulting.com'; 'sanitationrepair@aol.com'; Jared Della Valle; AJ Pires

**Subject:** RE: 234 Butler Meeting Follow-up

Yes, the biggest take away is that the commissioner is skeptical of the financial viability of your offer of 60 acres of land toward a park and developing only and as-of-right arts office complex around it. Secondly there's the issue of site control, that you don't yet have it for the second southern half of the lot.

They also stuck to the talking points about having less and shorter impact on the existing Pool and

Thomas Green park that could be spared “torture,” and the prospect of adding park space around a CSO tank facility located efficiently both physically and economically closer to the pumping station on Butler Street without alienating any existing parkland.

I highlighted that there was an example of a head house in the Philadelphia area connected with such a facility integrated pretty seamlessly in a Park. Also that jobs were another factor to weigh in the equation of weighing the options, not just net increase of park space alone as benefit. The Bridging Gowanus process we’d been through with the Councilmember Lander had goals that sought to retain and grow a mix of light manufacturing and jobs in the area, as well as arts and open space. (see: <http://bridginggowanus.com>)

Dan

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**From:** David McCarty [<mailto:dmccarty@alloyllc.com>]

**Sent:** Monday, November 23, 2015 11:20 AM

**To:** Wiley, Daniel; Brad Cooke

**Cc:** 'JGreenberg@kasirerconsulting.com'; 'sanitationrepair@aol.com'; Jared Della Valle; AJ Pires

**Subject:** RE: 234 Butler Meeting Follow-up

Dan,

Were you able to attend the DEP CSO tour on Friday? If so, any insights you gleaned from the tour and/or conversations with DEP/Parks?

We’re meeting with EPA tomorrow. They are encouraging us to present to the CAG on Dec 1. I’ll let you know how that conversation goes.

Best,

David McCarty

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**From:** David McCarty

**Sent:** Thursday, November 19, 2015 8:48 AM

**To:** 'Wiley, Daniel'; Brad Cooke

**Cc:** 'JGreenberg@kasirerconsulting.com'; 'sanitationrepair@aol.com'; Jared Della Valle; AJ Pires

**Subject:** RE: 234 Butler Meeting Follow-up

Dan,

It’s extremely helpful to hear DEP and Parks concerns and helps us craft a better solution.

We have a meeting with Walter from EPA next week and continue to meet with community stakeholders while we wait for follow-up from DEP/Parks.

To answer your question, we intend to develop a creative office/light manufacturing/artist studio building that caters to small tenants getting priced out of places like DUMBO. Our offices are currently at 20 Jay St, an historic loft building in DUMBO, and we’ve seen a lot of creative tenants get priced out.

Regarding architecture, we’re still very early in the process (not knowing what’s happening with condemnation, land donation, etc.), so we don’t have much in the way of design yet. That said, we also love old buildings, have done a lot of adaptive reuse projects in DUMBO, and want to design and build something that’s contextual and adds to the neighborhoods’ rich character.

Hope that helps,  
David McCarty

## Alloy

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**From:** Wiley, Daniel [<mailto:Daniel.Wiley@mail.house.gov>]

**Sent:** Wednesday, November 18, 2015 7:19 PM

**To:** David McCarty; Brad Cooke

**Cc:** 'JGreenberg@kasirerconsulting.com'; 'sanitationrepair@aol.com'; Jared Della Valle; AJ Pires

**Subject:** RE: 234 Butler Meeting Follow-up

Hey guys,

It has been busy since Monday night when I saw Kevin Jeffrey in Red Hook, as there was a critical injury of a Chinese restaurant worker hit by a tree being cut down by a contractor working for Parks that day ending in death and I've been following up with the family.

Anyway I did speak briefly with Kevin that night who said we should talk more but that there were park cohesion/contiguity issues he had since the park would be split in two. I pointed out that he and the City had proposed crossing Nevins for park expansion around the edges anyway...we agreed to chat more later.

I got more clarification in talking with Eric Landau for DEP who I caught up with today. He says they were reviewing your proposal both internally and soon will be with Parks collectively. He had three initial concerns.

First concern was that the donated new park space at the head end site is two parcels, that you have site control over half, the 234 Butler site. (The 242 Nevins site is in question?)

Secondly, Parks as he understands it is loath to breaking up park programming – the contiguity of park issue. I mentioned that Thomas Green Park was pretty broken up with the pool changing room buildings and hard courts with huge walls. He countered that the Superfund cleanup of the park site opened the possibility of reimagining and reconfiguring the whole.

Third was the conveyance of material issue, that the City still favored the head end site for its proximity to the pumping station. I asked if it really mattered if they get an easement through the donate park site and pointed out where the property right across the pool south of Degraw is up for sale, and could be good for staging, whereas the Film Studio site adjacent to their preferred location is not.

Anyway, these were preliminary considerations that they are going to be looking at more carefully, so we'll see.

I also specifically ask if the DEP could provide more realistic renderings of where and how much space the 8 mg tank would take up in the park as opposed to the rough schematic that isn't necessarily to scale. He said he'd ask if Chris could work up something better. He did say that Chris claims that the head house would need to be 25,000 SF minimum which would take up 20% of the park space, and 30% if it is set back from Nevins Street. I questioned it would really need to be that big, and how that size compares proportionately to Paerdegat Basin's, which seems to be a whole lot bigger than it needs to be even for that 50 mg tank. That's something I'll raise on the field trip. Speaking of which I did ask if Brad from Alloy might join as that he provided an interesting example

of a head house solution integrated with park in Philly. Eric said he needed to keep the trip limited to the CAG members at this point, and bringing you from outside would complicate it. He wants to keep your proposal a separate conversation, and acknowledged that you've met with many of them. I also spoke Berry Shore, intergov at EPA and it sounds like you may be getting a meeting with Walter Mugdan as well as Brian and Christos who you'd already met with. Walter is in charge of the program so that is the next logical step up toward Judith Enck, who has been in the Caribbean a lot since Region II covers PR too, and they've been dealing with some big projects down there. I did ask him to relay the question I have as to whether she was able to meet with nearby businesses as she'd promised and in particular I have contact with Salvatore Tagliavia, owner of the family business at the head end site.

That's what I got.

The only question I didn't ask you was the type of offices and uses you're looking to build and if the existing building on Butler would be adaptively reused and retained as part of the new development or torn down, since there are stakeholders who have an interest in some of the gritty 19<sup>th</sup> c. historic industrial fabric. (guilty)

BTW on my waterfront bike ride home from Red Hook Mon night, I went north up around the John Street site, glad for more of the park opened and looking forward to see how the rest of it turns out. Not bad so far.

Thanks,

Dan

**Dan Wiley | Community Coordinator | Congresswoman Nydia Velázquez**

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**From:** David McCarty [<mailto:dmccarty@alloyllc.com>]

**Sent:** Tuesday, November 17, 2015 10:42 AM

**To:** Brad Cooke; Wiley, Daniel

**Cc:** [JGreenberg@kasirerconsulting.com](mailto:JGreenberg@kasirerconsulting.com); [sanitationrepair@aol.com](mailto:sanitationrepair@aol.com); Jared Della Valle; AJ Pires

**Subject:** RE: 234 Butler Meeting Follow-up

Dan,

Did you get a chance to chat with Kevin Jeffery last night in Red Hook? If so, any insight?

Also, I'm not sure what your relationship with Judith Enck is, but we'd greatly appreciate any help you could provide getting an audience with her. We think our proposed solution is compelling, and we'd love the chance to brief her on it.

Thanks,

David McCarty

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**From:** Brad Cooke

**Sent:** Monday, November 16, 2015 5:34 PM

**To:** [daniel.wiley@mail.house.gov](mailto:daniel.wiley@mail.house.gov)

**Cc:** [JGreenberg@kasirerconsulting.com](mailto:JGreenberg@kasirerconsulting.com); [sanitationrepair@aol.com](mailto:sanitationrepair@aol.com); Jared Della Valle; AJ Pires; David McCarty

**Subject:** 234 Butler Meeting Follow-up

Dan,

Thanks again for taking the time to speak with us regarding the CSO tank siting. It was great to hear your perspective and to have the opportunity to present our “third way” proposal which we believe is a win-win for all parties. As discussed, I’ve attached several images of the CSO tank project in Philadelphia we mentioned which thoughtfully integrates wastewater treatment and public park space.

If you don’t mind we’d love the opportunity to follow-up to hear what you learn from your conversations with others about the context. Also, if there is any availability on the Paerdegat Basin tour we’d be interested in joining so please let us know.

Thanks again,

Brad

Brad Cooke

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